

STATE MS.-DE SOTO CO.

MAR 26 1 13 PM '04

BK 468 PG 135  
W. E. DAVIS CH. CLK.

Return to:

SOUTHERN TRUST TITLE CO.  
6465 QUAIL HOLLOW, SUITE 300  
MEMPHIS, TENNESSEE 38120  
File # 4353125

BK 0468 PG 0135

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**SPECIAL WARRANTY DEED**

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This Deed of Conveyance is this day made by the undersigned FIRST STATE BANK, hereinafter referred to as the GRANTOR, and JENNIFER L. RIFE, hereinafter referred to as the GRANTEE, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the GRANTEE to the GRANTOR, and other good and valuable considcration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTORS, FIRST STATE BANK, the GRANTOR do hereby and by these presents sell, convey, and warrant specially unto JENNIFER L. RIFE, the GRANTEE, as tenants by the entirety with full rights of survivorship and not as tenants in common, the hereinafter described real property located in DeSoto County, Mississippi, and being described as follows, to-wit:

Lot 19, Stargate Subdivision, in Section 17, Township 2 South, Range 7 West, as per plat thereof recorded in Plat Book 21 Pages 37-40, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

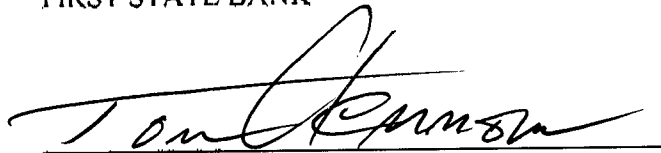
The foregoing covenant of warranty is made subject to rights of ways and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi; and to any prior reservation or conveyance of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the subject property; and is further subject to all restrictive covenants, building restrictions and easements of record including but not limited to those as found with the recorded plat of said subdivision.

Taxes and assessments against said property for the year 2004 shall be prorated as of the date of this deed and taxes and assessments for the year 2005 shall be the sole responsibility of the GRANTEE, and/or her successor's in interest and all subsequent years are hereby excepted from the foregoing covenant of warranty.

Possession shall be given upon delivery of this deed.

WITNESS the signature of the GRANTORS on this the 9th of March 2004.

FIRST STATE BANK



By: TOM CLEMMONS  
Title: VICE PRESIDENT

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the State and County aforesaid, the within named TOM CLEMMONS, personally known to me to be a Vice President of First State Bank, who acknowledged before me that he signed and delivered the above and foregoing instrument of writing on the day and year therein mentioned as the act and deed of said First State Bank having been first duly authorized so to do.

GIVEN under my hand and official seal this the 9th of March 2004.

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE  
MY COMMISSION EXPIRES: Sept 23, 2004  
BONDED THROUGH NOTARY PUBLIC UNDERWRITERS



NOTARY PUBLIC

My Commission Expires:

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(SEAL)

GRANTORS' ADDRESS:  
146 West College Ave.  
Holly Springs, MS 38634  
RES. TEL.: 662-252-4211  
BUS. TEL.: N/A

MAIL TAX BILLS TO:  
Jennifer Rife  
1210 Wilborne Rd.  
Southaven, MS 38672

GRANTEES' ADDRESS:

1210 Wilborne Rd.

Southaven, MS 38672

RES. TEL.: ~~N/A~~ 662-342-2214

BUS. TEL.: N/A

0300147

Prepared by:  
KENNETH E. STOCKTON  
ATTORNEY AT LAW  
5 WEST COMMERCE STREET  
HERNANDO, MS 38632  
662-429-3469

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